



AGENDA
SUNNYVALE PLANNING COMMISSION
December 12, 2005

7:00 PM - Study Session – West Conference Room

1. **2005-1020 – Regis Homes of Northern California, Inc.** [Applicant] **PTC Partnership** [Owners]: Application for related proposals on a 7.2-acre site located at **108 South Wolfe Road** (near E Evelyn Ave) in an M-3/ITR/R-3/PD (General Industrial/Industrial to Residential/Medium-Density Residential/Planned Development) Zoning District. (Mitigated Negative Declaration) (APN: 213-02-008) TF; *(20 minutes)*
 - **Special Development Permit** to allow a new 130-unit townhouse-style condominium project at an existing industrial site, and
 - **Vesting Tentative Map** to create 130 condominium units
2. **2005-1157 – Classic Communities** [Applicant] **Junction Oaks Properties** [Owner]: Application for related proposals on a 1.2-acre site located at **1035 North Fair Oaks Avenue** (near Weddell Dr) in an M-S/ITR/R-3/PD (Industrial & Service/Industrial to Residential/Medium-Density Residential/Planned Development) Zoning District. (Mitigated Negative Declaration)(APN: 110-14-168) KD; *(20 minutes)*
 - **Special Development Permit** to allow construction of 30 condominium flats,
 - **Tentative Map** to create 30 condominium units.
3. Comments from the Chair *(5 minutes)*

8:00 PM - Public Hearing – Council Chambers
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CALL TO ORDER/SALUTE TO THE FLAG

ROLL CALL

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS/CITIZENS TO BE HEARD

Speakers are limited to three (3) minutes. If you wish to address the Planning Commission, please complete a speaker's card and give it to the Recording Secretary. If your subject is not on the agenda, you will be recognized at this time; but the Brown Act (Open Meeting Law) does not allow action by Planning Commission Members. If you wish to speak to a subject listed on the agenda, you will be recognized at the time the item is being considered by the Planning Commission.

APPROVAL OF MINUTES of November 28, 2005

PUBLIC HEARINGS/GENERAL BUSINESS

1. **2005-1119** – Application for a Design Review on a 5,922 square-foot site to allow the construction of a new two-story home totaling 3,533 square feet resulting in 60% Floor Area Ratio where 45% may be allowed without Planning Commission review. The property is located at **764 Londonderry Drive** (near Heron Ave) in an R-0 (Low-Density Residential) Zoning District. (APN: 309-46-017) RK
2. **2005-0506 – Albert Mangini II** [Applicant/Owner]: Application on a 10,881 square-foot site for related proposals located at **832 Maria Lane** (near E El Camino Real) in an R-3 (Medium-Density Residential) Zoning District. (Negative Declaration) (APN: 211-16-009) KD;
 - **Rezone** from R-3 (Medium-Density Residential) to R-3/PD (Medium-Density Residential /Planned Development) Zoning District,
 - **Special Development Permit** for the construction of four townhomes,
 - **Tentative Map** to subdivide one lot into four individual lots and one common lot

3. Review of Open Space and Recreation Sub-element

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS
 - City Council Meeting Report
 - Other Staff Oral Report

INFORMATION ONLY ITEMS

ADJOURNMENT

Notice to the Public:

Agenda information is available by calling (408) 730-7440. Agendas and associated reports are also available on the City's web site at <http://www.sunnyvale.ca.gov>, or at the Sunnyvale Public Library, 665 W. Olive Ave., Sunnyvale, 72 hours before the meeting. Please contact Community Development Department, Planning Division office at 408/730-7440 for specific questions regarding the agenda.

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing. PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the Planning Division at (408) 730-7440. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (29 CRF 35.104 ADA Title II)

VISUAL PRESENTATION

To assist you in utilizing the technology available in the Council Chambers, the publication "How to Make Your Presentation More Effective" may be helpful.

Ask the Project Planner for a copy. Copies are also available on the table located at the back of the Council Chambers prior to scheduled Planning Commission and City Council meetings. You may also pick up a copy at the One Stop Permit Center or the City Clerk's Office during normal business hours, or visit the City's website at: <http://www.sunnyvale.ca.gov>.

PLANNING COMMISSION SCHEDULED PUBLIC HEARING DATES FOR 2005:

January 10	May 23	October 10
January 24	June 13	October 24
February 14	June 27	November 14
February 28	July 11	November 28
March 14	July 25	December 12
March 28	Aug 8	January 9, 2006
April 11	Aug 22	January 23, 2006
April 25	Sep 12	February 13, 2006
May 9	Sep 26	February 27, 2006

- * Joint Study Session with City Council
- ** City Council Study Issue Workshop
- *** Special Planning Commission Meeting

Planning Commission typically meets the 2nd and 4th Monday of each month. Study Sessions are held at 7PM in the West Conference Room. Public Hearings are held at 8PM in the Council Chambers. Public Hearings are broadcast on KSUN.

Channel 15 – KSUN

Monday, December 12, 2005	Planning Commission Meeting – (Live) 8:00 p.m.
Thursday, December 15, 2005	Planning Commission Meeting (Replay of December 12, 2005) 8:00 p.m.
Saturday, December 17, 2005	Panning Commission Meeting (Replay of December 12, 2005) 11:00 a.m.
Sunday, December 18, 2005	Planning Commission Meeting (Replay of December 12, 2005) 11:00 a.m.

GUIDELINES FOR ADDRESSING THE PLANNING COMMISSION

Public Announcements – Beginning of Meeting

- 3 minutes or less per speaker.
- Speakers are requested to give their name (address is optional).
- Recognition of a special achievement.
- Announcement of public event with definite time and date.
- Public events that are of Planning Commission interest that occur in the City annually. (Only announce one time for the year).

Public Hearings – Order of Hearing as Follows:

- Opening remarks by the applicant (if applicable).
- Speakers are requested to give their name (address is optional).
- Anyone interested in addressing the Planning Commission (may only speak one time).
- Closing remarks by the applicant (if applicable).
- Time limit of 3 minutes per person (to be extended at discretion of Chair). Please make comments brief and be prepared to provide new input.

Citizens to be Heard

- Any item relevant to the Planning Commission.
- Speakers are requested to give their name (address is optional).
- Speakers are to turn in a Speaker Card to the Recording Secretary.
- Items not on the agenda.
- Items that do not fall within the scope of the Public Announcement section.
- Time limit of 3 minutes, 15 minutes total for this category (to be extended or continued to end of Planning Commission business, at the discretion of the Chair). Limit to one appearance during this section.

<p>If you wish to provide the Planning Commission with copies of any handout materials you are presenting, please provide sufficient copies for each Planning Commission member, the Recording Secretary and other staff present.</p>
